





City of Loma Linda Official Report

Karen Gaio Hansberger, Mayor
Floyd Petersen, Mayor pro tempore
Robert Christman, Councilmember
Stan Brauer, Councilmember
Robert Ziprick, Councilmember

COUNCIL AGENDA: September 28, 2004

TO: City Council

VIA: Dennis R. Halloway, City Manager 

FROM: Deborah Woldruff, AICP, Community Development Director 

SUBJECT: Request for Approval of an Addendum to the Agreement for Professional Services with LSA Associates, Inc.; and, an Appropriation to Cover the Additional Costs of the General Plan Update Project.

RECOMMENDATION

The recommendation is that the City Council approve the Addendum (Attachment 1) to the Agreement for Professional Services between the City and LSA Associates, Inc. for the General Plan Update Project; and, approve staff's request for an appropriation from the General Fund, Fund Balance in the amount of \$40,950 to increase the project funding from \$388,900 to \$429,850 to cover additional project costs. The additional funding would be deposited into Account No. 01-1600-1820.

BACKGROUND

On April 10, 2001, the City Council approved and adopted an Agreement for Professional Services for LSA, Inc. to prepare the comprehensive update to the General Plan. The contract price was set at \$388,900 to cover the costs of preparing the required documents (Existing Setting Report, Draft General Plan, Draft Program Environmental Impact Report, Final Environmental Impact Report, and Congestion Management Plan Traffic Impact Analysis).

ANALYSIS

Due to revisions that were made to the Traffic Impact Analysis for the project, and community concerns about the Mixed-Use land use designations in the Mission District and the Hillside Mixed-Use designation for the South Hills Area that are proposed in the Draft General Plan (June 2004), the General Plan Update Project has been considerably delayed. The original project schedule called for the project to be completed by March 2003 and included a period of 22 months. At the time of this report, the project is in its 40th month and is 18 months overdue.

The proposed Addendum (Attachment 1) contains a breakdown of the additional projects costs and identifies the reasons for the costs.

The bulk of the General Plan Update Project has been forwarded to the City Council. The Planning Commission has retained the Mixed-Use designations and the Hillside Mixed-Use designation for further review and discussion. Staff anticipates that the first public hearing at the City Council level will be on October 12, 2004 and is hopeful that the City Council will adopt the Draft General Plan by the end of this calendar year.

ENVIRONMENTAL

Neither the Agreement for Professional Services nor the Addendum to that Agreement is subject to the California Environmental Quality Act (CEQA) in that the documents do not meet the statutory definition of a "project". The CEQA Guidelines Section 15378 broadly defines a project as the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment. The approval of the Agreement for Professional Services with LSA Associates, Inc. (as approved on April 10, 2001), and the proposed Addendum to that Agreement could not have a direct or indirect effect on the environment. Any potential impacts that might result from the adoption of the Draft General Plan (June 2004) or related documents have been identified and evaluated in the Draft Program Environmental Impact Report prepared for the General Plan Update Project.

FINANCIAL IMPACT

The original funding in the amount of \$388,900 that was budgeted for the General Plan Update Project in 2001 has been expended. The proposed Addendum would require an appropriation from the General Fund, Fund Balance in the amount of \$40,950 to be deposited into Account No. 01-1600-1820 to cover outstanding and remaining project costs.

ATTACHMENT

1. Addendum (LSA Associates, September 15, 2004)

ADDENDUM
(TO THE AGREEMENT FOR PROFESSIONAL SERVICES
WITH LSA ASSOCIATES, INC.)

September 15, 2004

Ms. Deborah Woldruff
City of Loma Linda
25541 Barton Road
Loma Linda, California 92354

Subject: Request for General Plan Budget Augment

Dear Deborah:

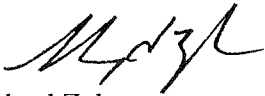
This is to request an increase in the budget for preparation of the Loma Linda General Plan from \$388,900 to \$429,850. The reasons for this request are as follows.

- The original traffic impact analysis undertaken for the General Plan was done so based on future development of the bi-county corridor. After completing that analysis, based on concerns from SANBAG, the City requested that the General Plan traffic impact analysis not include the Corridor. As a consequence, per City direction, we prepared a second traffic analysis, including new traffic counts to meet SANBAG requirements. The cost to prepare this alternative traffic analysis was \$22,700.
- The number of public hearings anticipated in our General Plan contract has been far exceeded. We are anticipating a few more hearings before the Planning Commission prior to City Council hearings. A budget increase for public hearings of \$3,500 is requested.
- Provisions for potential future development within hillside areas not subject to the City's hillside initiative have been subject to extended public discussion, including a workshop in addition to those included in our General Plan scope of work. At the request of the City and Planning Commission, we have prepared a number of alternative approaches to General Plan policies for hillside areas. At least one additional Planning Commission meeting to address hillside areas is anticipated prior to City Council hearings. A budget increase for hillside development issues of \$6,000 is requested.
- Following Planning Commission review of the Mixed Use area policies contained in the General Plan update, LSA revised General Plan text and exhibits to reflect Commission comments. City review of a subsequent development project within one of the proposed mixed use areas raised a number of community concerns, leading to a re-evaluation of General Plan policies, requiring additional revisions and preparation of exhibits. An additional \$5,000 in budget is requested to address these issues.
- Several EIR comment letters were received following closure of the EIR public review period, preparation of responses to comments, and completion of a proposed Final EIR. While the City has no legal obligation to provide written response to these late comments, it is generally prudent to prepare written responses prior to final City action on the EIR. A budget of \$3,750 is requested to prepare responses to these additional comment letters.

Thank you for your consideration of this request. If you have any questions, or need any additional information, please call.

Sincerely,

LSA ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'Lloyd Zola', written in a cursive style.

Lloyd Zola
Principal